

UNITED STATES BANKRUPTCY COURT
NORTHERN DISTRICT OF GEORGIA
ATLANTA DIVISION

IN RE: : CHAPTER 7
:
DONALD RENALDO WHITING, III, : CASE NO. 18-68507-LRC
:
Debtor. :

REPORT OF SALE

COMES NOW S. Gregory Hays, the Chapter 7 Trustee in the above-captioned matter, and files this Report of Sale pursuant to Bankruptcy Rule 6004(f), and shows the Court as follows:

1.

On September 3, 2021, the Trustee sold real property of the estate known as 1162 Lehavre Court, Hampton, GA 30228 (“**Property**”) to Samantha Metelus (“**Purchaser**”) for \$257,000.00 as ordered and approved by the Court on August 12, 2021 [Doc. No. 78].

2.

Attached hereto as Exhibit “A” is the Seller’s Settlement Statement from the sale. The Trustee reports that he has completed the delivery of the Property to the Purchaser and has received net funds of \$17,330.94 from the sale.

Respectfully submitted this 7th day of September, 2021.

Hays Financial Consulting, LLC
2964 Peachtree Road, N.W., Suite 555
Atlanta, Georgia 30305
(404) 926-0060
ghays@haysconsulting.net

/s

S. Gregory Hays
Chapter 7 Trustee

Exhibit “A”

Seller's Settlement Statement



CAMPBELL & BRANNON
ATTORNEYS AT LAW

Settlement Date: 09/03/2021
Disbursement Date: 09/03/2021
Settlement Location: 5565 Glenridge Connector, Suite 350, Atlanta, GA 30342
File Number:
Lender: Homestar Financial Corporation
Loan Type: Conventional Uninsured
Borrower: Samantha Metelus
 1162 Lehavre Court
 Hampton, GA 30228
Seller: S. Gregory Hays, as and only as Trustee in Bankruptcy for the Estate of Donald Renaldo
 Whiting, III
 171 17th Street, NW
 Suite 2100
 Atlanta, GA 30363
Property location: 1162 Lehavre Court
 Hampton, GA 30228
Tax Parcel No: 05113B D023

	Seller	
	Debit	Credit
Financial Consideration		
Sale Price of Property		257,000.00
Seller Credit	5,000.00	
Prorations/Adjustments		
Prorated HOA Dues \$225/yr 09/03/21 - 01/01/22		81.27
County Taxes (\$3500.77) 01/01/21 - 09/03/21	2,349.83	
Commissions		
Commission- Listing Agent to Humphries & King Realty, LLC	7,710.00	
Commission- Selling Agent to Bush Real Estate	7,710.00	
Payoffs		
Payoff of First Mortgage Loan to PennyMac Loan Services LLC	192,449.93	
HOA Charges		
HOA Balance to Tucker Davis Law, LLC	2,490.57	
Miscellaneous Debits/Credits		
Debtor's Homestead Exemption to Donald Whiting, III	21,500.00	
Reimbursement for termite letter to John Ball	45.00	
Reimbursement for cleaning to John Ball	495.00	
Subtotals	239,750.33	257,081.27
Balance Due TO Seller	17,330.94	

CERTIFICATE OF SERVICE

I, S. Gregory Hays, certify that I am over the age of 18 and that on this date, I served a copy of the foregoing **Report of Sale** by first class U.S. Mail, with adequate postage prepaid on the following persons or entities at the addresses stated and upon all the following persona or entities at the addresses stated:

Office of the United States Trustee
362 Richard B. Russell Building
75 Ted Turner Drive, SW
Atlanta, GA 30303

E. L. Clark
Clark & Washington, LLC
Building 3,
3300 Northeast Expressway
Atlanta, GA 30341

Donald Renaldo Whiting, III
1162 Lahavre Court
Hampton, GA 30228

This 7th day of September, 2021.

/s/ S. Gregory Hays
S. Gregory Hays
Chapter 7 Trustee

Hays Financial Consulting, LLC
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Atlanta, Georgia 30305
(404) 926-0060